

Bylaw 16353

Adoption of the Horse Hill Area Structure Plan

Purpose

To adopt the Horse Hill Area Structure Plan. The proposed establishes a general land use planning framework for the area, the proposed density of residential development, the general location of major transportation routes and utilities, and the general sequence of development.

Reading

Bylaw 16353 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 8, 2013, and Saturday, February 16, 2013.

Previous Council/Committee Action

At the February 25/26, 2013, City Council Public Hearing meeting, Bylaw 16353 received first and second readings.

Position of Administration

Administration supports this Bylaw.

Report

On April 22, 2013, the Capital Region Board approved the City of Edmonton REF Application...2012-018, dealing with Horse Hill Area Structure Plan.

The proposed Area Structure Plan establishes a general development framework including goals, objectives, policies, implementation strategies, and a land use concept to guide development within the Plan area.

Five neighbourhoods are proposed, each of which will require the preparation of Neighbourhood Structure Plans.

Key features of the plan include:

- allows for the integration of existing agricultural and country residential uses with urban development
- allows existing country residential developments to be developed to a full urban standard as development proceeds
- provides opportunities for innovative approaches to housing
- encourages innovation in sustainability, low impact development, food systems, ecological networks, green infrastructure provision and waste reduction strategies
- encourages eco-design for future residential, commercial, industrial, business, agricultural and natural uses
- locates commercial sites to ensure high visibility and convenient pedestrian, transit and automobile access
- distributes public open spaces, schools and parks throughout the Area Structure Plan area to ensure maximum accessibility for residents;
- provides a key focal point, the Town Centre, which includes the District Activity Park site, a Major Commercial/ Business Employment area and a "Main Street"
- provides a District Activity Park site that is accessible by the potential future LRT line, and accommodates a recreation centre, public and catholic high schools, associated play fields and parking

- allows for the preservation of natural systems through the design of open spaces and identifies natural areas for protection.

No Civic Departments or utility agencies have expressed any concerns with this application.

Policy

The proposed Area Structure Plan supports The Capital Regional Growth Plan by meeting the density target of [30-40 units per net residential hectare (upnrha), with a proposed density of 31 upnrha.

The proposed Area Structure Plan supports *The Way We Grow's* policies by:

- complying with the approved Growth Coordination Strategy, *fresh: the City Wide Food and Agriculture Strategy*, and the Integrated Infrastructure Management Strategy
- supporting contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion
- planning for complete communities through a mixture of uses
- Providing a variety of housing choice and incorporating housing for various demographic and income groups in all neighbourhoods.

Corporate Outcomes

The proposed ASP supports the City of Edmonton's strategic goal to *Transform Edmonton's Urban Form* through the provision of a variety of housing types, including opportunities for affordable housing, providing a mix of commercial and residential uses, recognizing the

unique characteristics and service needs of the area, preserving natural areas, and providing schools and public spaces.

Public Consultation

Advance notification was sent to surrounding property owners, the Bannerman, Fraser, Hairsine, Horse Hill and McLeod Community Leagues, as well as Area Council No. 17 Area Council, Clareview and District Area Council Area Council and adjacent municipalities on May 8, 2012 to notify that the application for the proposed Horse Hill ASP had been received.

An Open House was held on November 29, 2012, to discuss the proposed new Area Structure Plan. The meeting was attended by approximately 125 people.

A summary of the comments received from the notice and the open house are provided in the attached Planning and Development report.

Attachments

1. Bylaw 16353
2. Sustainable Development report

Please bring copies of Attachments 1 and 2, which were previously distributed with the February 25/26, 2013, Special City Council Public Hearing agenda – item 3.1., which you have been asked to retain.